

Sanpete County Planning Commission Meeting

July 8, 2015, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair, Joe Nielson, Gene Jacobson, Leon Day, Paul Rasmussen, K. Rex Brown, Sanpete County Zoning Administrator, Scott Olsen and Sanpete County Deputy Clerk, Selma Jorgensen. (Loren Thompson, Nathan Palmer, and Curtis Ludvigson were excused.)

Meeting was called to order by Chair, Joe Nielson.

JEFF MACFARLANE AND SCOTT MORGAN'S REQUEST FOR APPROVAL OF A 3-LOT MINOR SUBDIVISION LOCATED SOUTH WEST OF SPRING CITY, PARCEL #26834.

Jeremy King was present representing Jeff Macfarlane. Mr. Olson explained that Scott Morgan is no longer a part of this request. Mr. King provided copies of a map of the property. Mr. Olsen reported that Mr. King has stated that they would like to amend the request to "4-Lot Minor Subdivision", stating that the property is in the Spring City Buffer Zone and meets the city's road grid plan requirements. Mr. Olsen explained that the application was changed after request was advertised, therefore notification of property owners would need to be addressed when advertised for the Commissioner's meeting. Mr. Olsen informed the Planning Commission that Mr. King will need to pay an additional fee for the additional lot, and will need to get approval from Spring City for water connections. Mr. Olsen also explained that one water line has to be put in or a bond put in place before request can go to the commission. No comments from the audience. Motion is made by Gene Jacobson to approve the 4 Lot Minor Subdivision subject to Mr. King paying for the additional lot, getting one water line or bond put in place, and notifying the commissioners that additional lot was added. The motion was seconded by Leon Day, and the motion passed.

TODD & AMY ANDERSON AND ALTA TERRA RANCH LLC REQUEST FOR FINAL APPROVAL OF A 3 LOT CLUSTER SUBDIVISION ON PARCEL #S-20948 LOCATED NORTH WEST OF FAIRVIEW.

Todd and Amy Anderson, and Leon Day were present. Mr. Day asked to be recused from the Planning Commission for this item because of his involvement in the request. Mr. Day presented the mylar of the property and explaining the updated plans. Mr. Day explained that he has added "non-developable" property to the "free zones". Mr. Day reported that there is a county road there on the property and asked about dedicating it to the County. Mr. Olsen explained that it is a process to dedicate the road to the County, but Steve Keller has stated that it is being maintained by the County already. Mr. Nielson asked what "non-developable" means. Mr. Olsen explained. Mr. Jacobson further explained that when you cluster a subdivision like this generally there is some open land that every property owner owns part of this free space and have to have an home owner's association, etc. Mr. Olsen

explained that open space can be owned by anyone, not necessarily a lot owner, but they cannot build a home on the open space property because it is labeled “non-developable”. It can be phased, amended or added to, and in the future they could move the open space further back for a lot by a plat amendment or a new phase to the development, or he could farm the land. Jack McAllister, from the audience, asked questions about the road and adjoining property owners. Mr. Day explained that an amendment will need to be made on the mylar concerning the bank’s name, it may need to be changed from American West Bank to Cache Valley Bank. Mr. Jacobson made a statement, “the Planning Commission has reviewed this request two months ago, this is the first cluster subdivision approved in many years. The commission took special care in making sure Mr. Day did all that was required”. Motion is made by Paul Rasmussen to approve the 3 Lot Cluster Subdivision with minor adjustments made on the mylar before this goes to the Commissioners. The motion was seconded by Gene Jacobson, and the motion passed.

REVIEW AND CONSIDERATION FOR APPROVAL OF THE INDIANOLA PLATING, ACCEPTED AS A PLATING 1981.

Mr. Olsen explained the Indianola Plat. Discussion included how to interpret this map and what the number 4 means listed by east plot number meant. The Planning Commission reviewed and approved the plat as it exists.

APPROVAL OF MINUTES

Motion was made by Leon Day to approve the Planning Commission minutes of June 10, 2015 with minor corrections. The motion was seconded by Paul Rasmussen, and the motion passed.

With no further business before the Planning Commission, motion to adjourn was made by Leon Day. The motion was seconded by Gene Jacobson and the motion passed.

The meeting adjourned at 7:30 P.M.